



Order Filed on June 10, 2020
by Clerk,
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in compliance with D.N.J. LBR 9004-1(b)

HILL WALLACK LLP

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Servicing

In Re:

Stefan Papas

Debtor(s)

Case No.: 19-15356-SLM

Chapter: 13

Hearing Date:

Judge: Stacey L. Meisel, U.S.B.J.

Recommended Local Form

☐ Followed

☒ Modified

ORDER VACATING AUTOMATIC STAY

The relief set forth on the following pages is hereby **ORDERED**

DATED: June 10, 2020

A handwritten signature in black ink, reading "Stacey L. Meisel", is written over a horizontal line.

Honorable Stacey L. Meisel
United States Bankruptcy Judge

Debtor(s): Stefan Papas
Case No.: 19-15356-SLM
Caption of Order: **Order Vacating Automatic Stay**

Upon the Motion of NewRez, LLC d/b/a Shellpoint Mortgage Servicing, on behalf of itself and its successors and/or assigns (hereinafter collectively "Secured Creditor" and/or Movant), under Bankruptcy Code Section 362(d) for relief from the automatic stay as to certain real property as hereinafter set forth, and for cause shown,

ORDERED as follows:

1. The automatic stay of Bankruptcy Code Section 362(a) is vacated to permit the movant its successors and/or assigns to institute or resume and prosecute to conclusion one or more action(s) in the court(s) of appropriate jurisdiction to foreclose mortgage(s) held by the movant upon the following:

Real property more fully described as: 9 Marc Road, Wayne, New Jersey, also known as Block 1815, Lot 19 as shown on the Tax Map of the City of Wayne, Passaic County, New Jersey.

It is further ORDERED that the Movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property. The movant shall serve this Order on the debtor, any trustee and other party who entered an appearance on the motion.

It is further ORDERED that the Movant may join the Debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that all communications sent by Movant in connection with proceeding against the property including, but not limited to, notices required by state law and communications to offer and provide information with regard to a potential Forbearance Agreement, Loan Modification, Refinance Agreement, Loss Mitigation Agreement, or other Loan Workout, may be sent directly to Debtor.

The movant shall serve this Order on the Debtor, any trustee and any other party who entered an appearance on the motion.

Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Stefan Papas
DebtorCase No. 19-15356-SLM
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Jun 11, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 13, 2020.

db +Stefan Papas, 9 Marc Road, Wayne, NJ 07470-3450

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 13, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 11, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor MEB Loan Trust III dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Elizabeth K. Holdren on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing
eholdren@hillwallack.com, jhanley@hillwallack.com;hwbknj@hillwallack.com
Gavin Stewart on behalf of Creditor Specialized Loan Servicing LLC as servicing agent for
MEB Loan Trust III bk@stewartlegalgroup.com
Kevin Gordon McDonald on behalf of Creditor MEB Loan Trust III kmcdonald@kmlawgroup.com,
bkgroup@kmlawgroup.com
Marie-Ann Greenberg magecf@magtrustee.com
Richard James Tracy, III on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing
rtracy@hillwallack.com,
tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com
Roman Akopian on behalf of Debtor Stefan Papas romanakopian.law@gmail.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8